

DALE A. CALLAWAY, CHAIRMAN
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Sussex County Board of Adjustment

REVISED AGENDA

FEBRUARY 15, 2016

7:00 P.M.

Call to Order

Pledge of Allegiance

Approval of Agenda

Old Business

Case No. 11695 – Gerald W. Hocker, Trustee and Emily W. Hocker, Trustee seeks a special use exception to replace two (2) billboards and variances from the maximum height, the maximum square footage, side yard setback, and distance from a residential dwelling (Sections 115-159.5B, 115-159.5B(2), 115-159.5B(3), 115-159.5C, 115-210A(3)(p), and 115-80C of the Sussex County Zoning Ordinance). The property is located at the southeast corner of Atlantic Ave. and Roxana Rd. 911 Address: 34960 Atlantic Ave., Ocean View. Zoning District C-1. Tax Map 134-12.00-330.01

Case No. 11700 – James H. Semerteen, III & Robin Massey seek variances to reduce the side yard and front yard setbacks (Section 115-25C of the Sussex County Zoning Ordinance). The property is located on the northwest corner of River Bend Dr. and Thorogoods Rd. 911 Address: 101 River Bend Dr., Dagsboro. Zoning District: AR-1. Tax Map: 233-5.00-41.00

Case No. 11703 – 84 Outdoor, LLC seeks a special use exception to place a billboard and variances from the maximum height requirement and the distance from residential dwellings (Section 115-159.5B, 115-159B(2), 115-159.5C, 115-80C, and 115-210A(3)(p) of the Sussex County Zoning Ordinance). The property is located on the southwest side of Atlantic Ave. (Rt. 26) approximately 675 ft. northwest of Roxana Rd. (Rt. 17). 911 Address: 34848 Atlantic Ave. Ext., Ocean View. Zoning District C-1. Tax Map 134-11.00-179.05

Public Hearings

Case No. 11713 – Jungle Jim's Amusement Park seek variances from the maximum height requirements (Section 115-82C of the Sussex County Zoning Code). The property is located on the west side of Coastal Hwy (Rt. 1) approximately 212 ft. south of Country Club Rd. 911 Address: 36944 Country Club Rd., Rehoboth Beach. Zoning District: C-1. Tax Map: 334-19.00-163.00



Case No. 11714 – Lullaby House Inc. seeks a special use exceptions to operate a daycare facility and to use a manufactured home type structure as a daycare building (Sections 115-23A, 115-23C(5), 115-210A(1), and 115-210A(3)(e) of the Sussex County Zoning Code). The property is located on the south side of Lewes-Georgetown Hwy. (Rt. 9) approximately 454 ft. west of Harbeson Rd. 911 Address: 26324 Lewes-Georgetown Hwy., Harbeson. Zoning District: AR-1. Tax Map: 235-30.00-99.17

Case No. 11715 – Norman E. Davidson, Jr. seeks a special use exception for a garage/studio apartment and a variance for size of the garage/studio apartment (Sections 115-23C(6) and 115-4B of the Sussex County Zoning Code). The property is located on the south side of Piney Neck Rd. approximately 183 ft. east of Hudson Rd. 911 Address: 29350 Piney Neck Rd., Dagsboro. Zoning District: AR-1. Tax Map: 233-11.00-78.01

Case No. 11716 – Amick Farms, LLC seeks a special use exception to use a multi-sectional home type structure as an existing office building (Sections 115-105A, and 115-210A(1) of the Sussex County Zoning Code). The property is located on the west side of Bi-State Blvd. across from Allens Mill Rd. 911 Address: 10281 Amick Dr., Delmar. Zoning District: LI-2. Tax Map: 532-13.00-37.00

Case No. 11717 – David & Helen Gatchel seeks a variance to reduce the front yard setback (Sections 115-25C and 115-182D of the Sussex County Zoning Code). The property is located on the west side of Dogwood Dr. approximately 747 ft. south of Angola Rd. 911 Address: 22852 Dogwood Dr., Lewes. Zoning District: AR-1. Tax Map: 234-12.17-46.00

Case No. 11718 – Charles H. Hayes, Jr. seek variances to reduce the side yard and front yard setbacks (Section 115-34B of the Sussex County Zoning Code). The property is located on the east side of Bayberry Ln. approximately 434 ft. south of Cedar Rd. 911 Address: None Available. Zoning District: MR. Tax Map 533-20.09-108.00

Board of Adjustment meetings can be monitored on the internet at
www.sussexcountyde.gov.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on January 25, 2015, at 4:15 p.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

Revised: January 27, 2016 (to include Old Business Case No. 11695, 11700, & 11703).

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